

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
ZONING TASKFORCE MEETING HELD ON APRIL 30, 2007  
(Approved May 7, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, April 30, 2007. Present for the meeting were supervisors W. Atlee Rinehart, John Doering, Jr., Robert F. Preston, and Timothy Roland. Also in attendance was Township Planner Wayne Grafton of The Grafton Association, Harold Kulp, Chairman of the East Coventry Township Planning Commission, Walter Woessner, Vice Chairman of the Planning Commission and Kathryn Alexis, member of the Planning Commission and N. Gail Brown Chairman, Historical Commission. Rosemarie C. Miller, Supervisor, was not present.

Two (2) members of the general public were present.  
Michael Coine, 1134 Schoolhouse Road  
Elaine C. Preston, 2013 East Cedarville Road

The meeting was called to order at 7:12 p.m.

**1. PUBLIC COMMENT**

Michael Coine of 1134 Schoolhouse Road noted he received a letter from an attorney regarding stormwater issues in the roadway drainage ditch at his property. Mr. Coine noted concerns of the stormwater issues in the roadway drainage ditch being caused by a ditch created by a Public Works vehicle. Mr. Rinehart noted the situation of the mail boxes removed by the vehicle was rectified but the roadway drainage ditch situation will be investigated.

There was a discussion regarding upcoming zoning hearings. There was discussion whether the Board was going intercede to defend the ordinance in the Painter Tract case and authorize the Township Solicitor to attend.

Mr. Preston moved to authorize the Township Solicitor to represent the Board of Supervisors and defend the ordinance at the Painter Tract hearing. Mr. Doering seconded the motion. The motion carried with a 4-0-0 vote.

The kennel case on Bethel Church Road was discussed.

Mr. Doering moved to authorize the Township Solicitor to investigate the kennel use that is subject of challenge to the Zoning Hearing Board as described in the April 26, 2007 letter and represent the Board of Supervisors based upon the results of the investigation. Mr. Preston seconded the motion. The motion carried with a 4-0-0 vote.

**2. ZONING ORDINANCE DISCUSSION/ZONING MAP DISCUSSION**

There was a brief discussion regarding materials needed by the group and Mr. Grafton will provide information as requested by each individual.

There was a brief review of Article 5 and Section 501.A.6 (referring to communication antennas) is to be moved to Special Exceptions.

Article 6 and 7 were then reviewed. There was the discussion regarding the necessity and detailed contained in the "Specific Intent" section. All Specific Intent sections shall include

a similar presentation or be eliminated. It was recommended that walking trails be addressed in the Recreation and Open Space sections for all districts. Noting that trails shall be provided in accordance with approved trail plan. The Parks and Recreation Committee are working on a trails plan for review by the Planning Commission and Board of Supervisors.

Article 8 was discussed. Mr. Woessner provided a revised Article 8 to the group. The revised Article and Mr. Woessner revisions were discussed and addressed. Mr. Grafton will provide a redraft of Article 8 addressing the issues raised by Mr. Woessner.

The next scheduled Zoning Taskforce meetings are May 14, 2007 and June 11, 2007 at 7:00 p.m. Articles 9, 10, 11, 12, 14, 15, 16, 17, 18 and 19 are to be on the May 14, 2007 agenda.

#### Additional Items

There was a discussion regarding residents beyond the 150' for sewer connection who would like to connect. There is an estimated twenty residents who may want to connect to the sewer system that are beyond 150 foot of the Phase II sewer construction. Mr. Preston noted a commitment would need to be received from the resident to assure hook up to the lateral placed for the connection. Unconnected laterals tend to create leak points in the sewer system. It agreed that a letter shall be prepared for the sewer inspector to provide to any resident beyond 150 foot of the sewer for installation of the lateral and connection to the lateral by the particular resident. The letter is to include requirements that the resident agrees to hook up to the sewer within the time specified by the Board of Supervisors and they will pay the adopted tapping fee, and any other fees that are required at the time of connection; and agreeing to pay the adopted from time to time sewer rental fee whether connection has been made or not. Signed letters from the resident agreeing to these requirements will be required of each affected resident prior to lateral installation.

There was a discussion regarding Change Order No. 2 for the Phase II sewer project in accordance with Township Engineer letter dated April 30, 2007.

Mr. Doering moved to approve Change Order No. 2 to reduce the pre-blast survey of structures within the specified radius of 1,000 feet of the blast area to only 200 feet with the exception of the Martin property. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Roland moved to authorize the Chairman to sign Change Order No. 2. Mr. Preston seconded the motion. The motion carried with a 4-0-0 vote.

It was noted that Mr. Roland and Mr. Preston met with Commerce Bank and Commerce will be providing a proposal for banking services.

### **3. ADJOURNMENT**

The meeting was adjourned at 10:55 p.m.

Respectfully submitted,

John Doering, Jr.  
Township Secretary